| 088.0 | 0001 | 0018.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 691,900 | / | 691,900 |
| USE VALUE: | 691,900 | / | 691,900 |
| ASSESSED: | 691,900 | / | 691,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 9 | | VISTA CIR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GIOLITO JULIA D |
| Owner 2: | LIFE ESTATE |
| Owner 3: | |
| Street 1: | 9 VISTA CIR |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GIOLITO JULIA D - |
| Owner 2: | - |
| Street 1: | 9 VISTA CIR |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 1342 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8400.000 | 219,300 | 2,200 | 470,400 | 691,900 |
| Total Card | 0.193 | 219,300 | 2,200 | 470,400 | 691,900 |
| Total Parcel | 0.193 | 219,300 | 2,200 | 470,400 | 691,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.57 | /Parcel: 515.57

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 088.0-0001-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 219,300 | 2200 | 8,400. | 470,400 | 691,900 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 212,800 | 2200 | 8,400. | 470,400 | 685,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 212,800 | 2200 | 8,400. | 470,400 | 685,400 | 685,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 174,900 | 2200 | 8,400. | 477,100 | 654,200 | 654,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 157,400 | 2200 | 8,400. | 356,200 | 515,800 | 515,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 157,400 | 2200 | 8,400. | 322,600 | 482,200 | 482,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 157,400 | 2200 | 8,400. | 309,100 | 468,700 | 468,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 153,500 | 2200 | 8,400. | 262,100 | 417,800 | 417,800 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GIOLITO JULIA D | 63575-484 | | 5/5/2014 | Convenience | 99 | No | No | | |
| | 9936-52 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/19/2010 | 121 | Siding | 32,950 | | | | | VINYL SIDING & 1 W |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/19/2018 | MEAS&NOTICE | CC | Chris C |
| 3/21/2009 | Meas/Inspect | 197 | PATRIOT |
| 3/4/2000 | Inspected | 197 | PATRIOT |
| 1/19/2000 | Mailer Sent | | |
| 1/19/2000 | Measured | 277 | PATRIOT |
| 8/5/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8400 | | Sq. Ft. | Site | | 0 | 70. | 0.80 | 5 | | | | | | | | | 470,400 | | | | | | 470,400 | |

## USER DEFINED

| | |
|---|---|
| User Acct | 55594 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/19/18 |
| | !7137! |
| Prior Id # 1: | 55594 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 05:05:10 |

## LAST REV

| Date | Time |
|---|---|
| 10/01/18 | 14:21:39 |
| apro | |

PAT ACCT. 7137

Patriot Properties Inc.

| Total AC/HA: | 0.19284 | Total SF/SM: | 8400 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 470,400 | Spl Credit | | Total: | 470,400 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 6 - Slab | | |
| Frame: | | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 6 - Elec Base/B | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | 1 | Rating: | Average |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 26.4 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.97010303 |
| Adj $ / SQ: | 170.253 |
| Other Features: | 69500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 297980 |
| Depreciation: | 78667 |
| Depreciated Total: | 219313 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

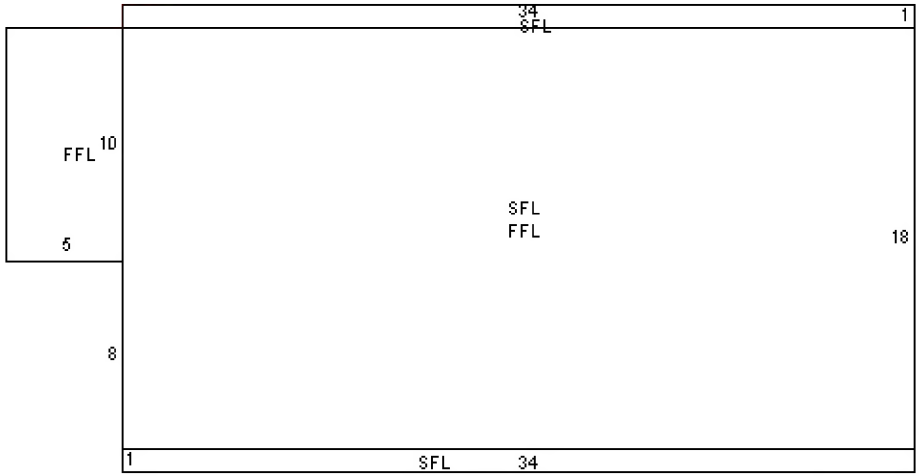
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 170.25 |
| Special Features: | 0 | Val/Su Net: | 163.41 |
| Final Total: | 219300 | Val/Su SzAd | 163.41 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 680 | 170.250 | 115,772 |
| FFL | First Floor | 662 | 170.250 | 112,708 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,342 | | | Total: | 228,480 |
| Size Ad | 1342 | Gross Area | 1342 | FinArea | 1342 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

088.0-0001-0018.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 14 | Open Porch | D | Y | 1 | 10X12 | A | AV | 1955 | 30.25 | T | 40 | 101 | | | 2,200 | | | 2,200 |
| 2 | Frame Shed | D | Y | 1 | 9X9 | A | AV | 1955 | 0.00 | T | 40 | 101 | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 2,200 | Total Special Featues: | Total: 2,200 |